149.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,200 / 733,200
					USE VALUE:	733,200 / 733,200
					ASSESSED:	733,200 / 733,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENENBERG SUSAN P
Owner 2:	MYJER IVAN A
Owner 3:	
Street 1:	83 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARPENTER STEWART J--ETAL -
Owner 2:	CARPENTER PAMELA S -
Street 1:	83 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6121

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1899 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	322,000		411,200	733,200
Total Card	0.128	322,000		411,200	733,200
Total Parcel	0.128	322,000		411,200	733,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.06 /Parcel: 386.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97969

GIS Ref

GIS Ref

Insp Date 05/10/18

!11630!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	322,000	0	5,580.	411,200	733,200		Year end	12/23/2021
2021	101	FV	312,500	0	5,580.	411,200	723,700		Year End Roll	12/10/2020
2020	101	FV	312,600	0	5,580.	411,200	723,800	723,800	Year End Roll	12/18/2019
2019	101	FV	247,500	0	5,580.	411,200	658,700	658,700	Year End Roll	1/3/2019
2018	101	FV	247,000	0	5,580.	364,200	611,200	611,200	Year End Roll	12/20/2017
2017	101	FV	247,000	0	5,580.	305,400	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	247,000	0	5,580.	305,400	552,400	552,400	Year End	1/4/2016
2015	101	FV	233,300	0	5,580.	264,300	497,600	497,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:49:52

LAST REV

Date	Time
05/17/18	18:12:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11630

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARPENTER STEWA	1213-109		11/4/1999		335,000	No	No		
CARPENTER STEWA	1108-1		3/3/1993		10	No	No		A

USER DEFINED

Prior Id # 1:	97969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2014	1148	New Wind	1,738					Install 3 replacem
9/25/2012	1211	Redo Bat	27,740	C				
5/8/2007	322	Add Bath	34,000	C		G8	GR FY08	IN BMT / FINI BMT

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Inspected	CC	Chris C
4/18/2018	MEAS&NOTICE	CC	Chris C
4/16/2013	Info Fm Prmt	EMK	Ellen K
10/28/2008	Meas/Inspect	345	PATRIOT
10/14/2008	OWNR INFO	BR	B Rossignol
3/6/2000	Inspected	276	PATRIOT
11/18/1999	Measured	263	PATRIOT
7/15/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	70.	1.05	8									411,181						411,200	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,181	Spl Credit		Total:	411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29975247
Const Adj.:	0.97267532
Adj $ / SQ:	164.351
Other Features:	100300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437492
Depreciation:	115498
Depreciated Total:	321994

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

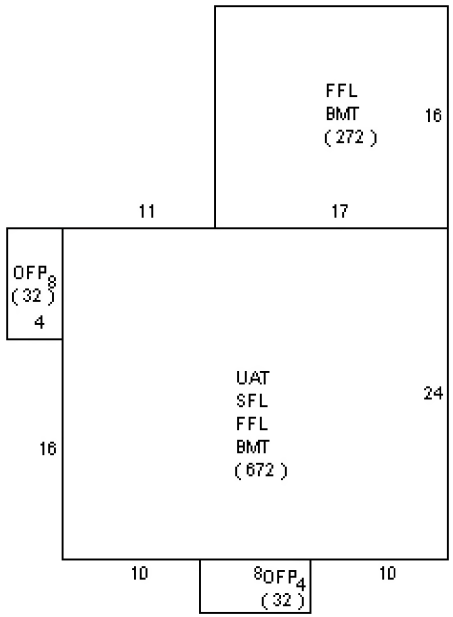
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.35
Special Features:	0	Val/Su Net:	115.33
Final Total:	322000	Val/Su SzAd	199.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	61.360	57,924
FFL	First Floor	944	164.350	155,147
SFL	Second Floor	672	164.350	110,444
UAT	Upper Attic	168	65.740	11,044
OFP	Open Porch	64	41.130	2,632

Net Sketched Area:	2,792			Total:	337,191
Size Ad	1616	Gross Area	3296	FinArea	1899

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X12	A	FR	1970	0.00	T	49	101						

PARCEL ID

149.0-0003-0003.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	